

## Chapter IV

# *The Wallingford Urban Village*

In 1994, the Wallingford neighborhood was designated a Residential Urban Village because it meets specific criteria established by the Seattle City Council. The City's Comprehensive Plan, adopted the same year, describes Residential Urban Villages in the following manner:

"Residential Urban Villages are intended for concentrations of low to moderate densities of predominately residential development with a compatible mix of support services and employment." (Land Use Goal 6)

As a result of Wallingford's designation as a Residential Urban Village, the City proposed the establishment of Residential Urban Village boundaries intended to define a portion of the neighborhood which, under current zoning, could accommodate additional growth and in which certain City goals and policies would be pursued. The proposed boundaries are shown in Figure IV-1.

The existing pedestrian and commercial district along 45th Street already creates a center for transit, services, and residential development. Nearby corridors, such as the Stone Way corridor, complement the mix of support services and employment, and have

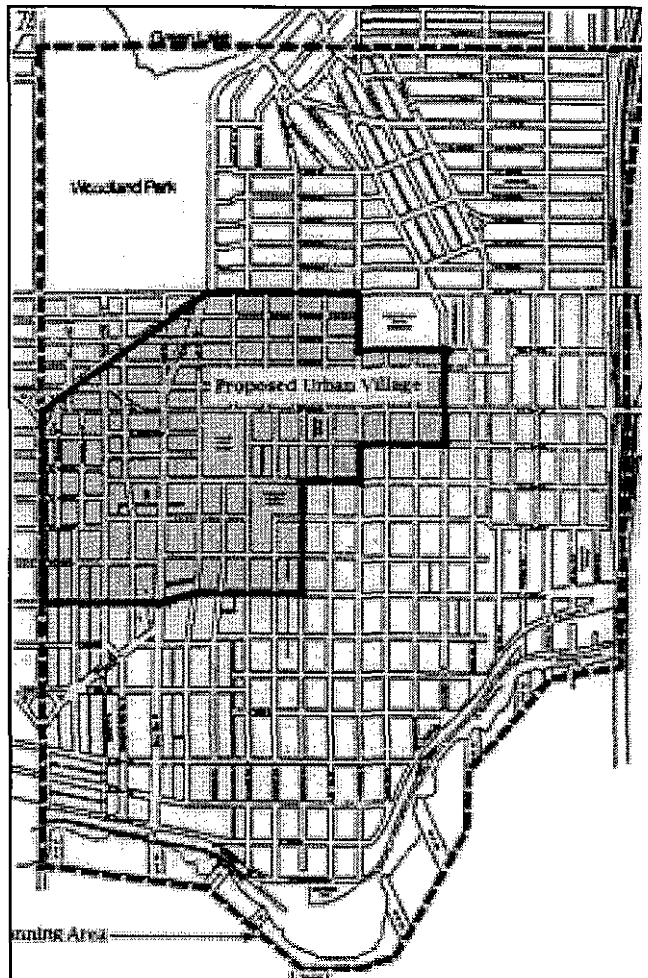
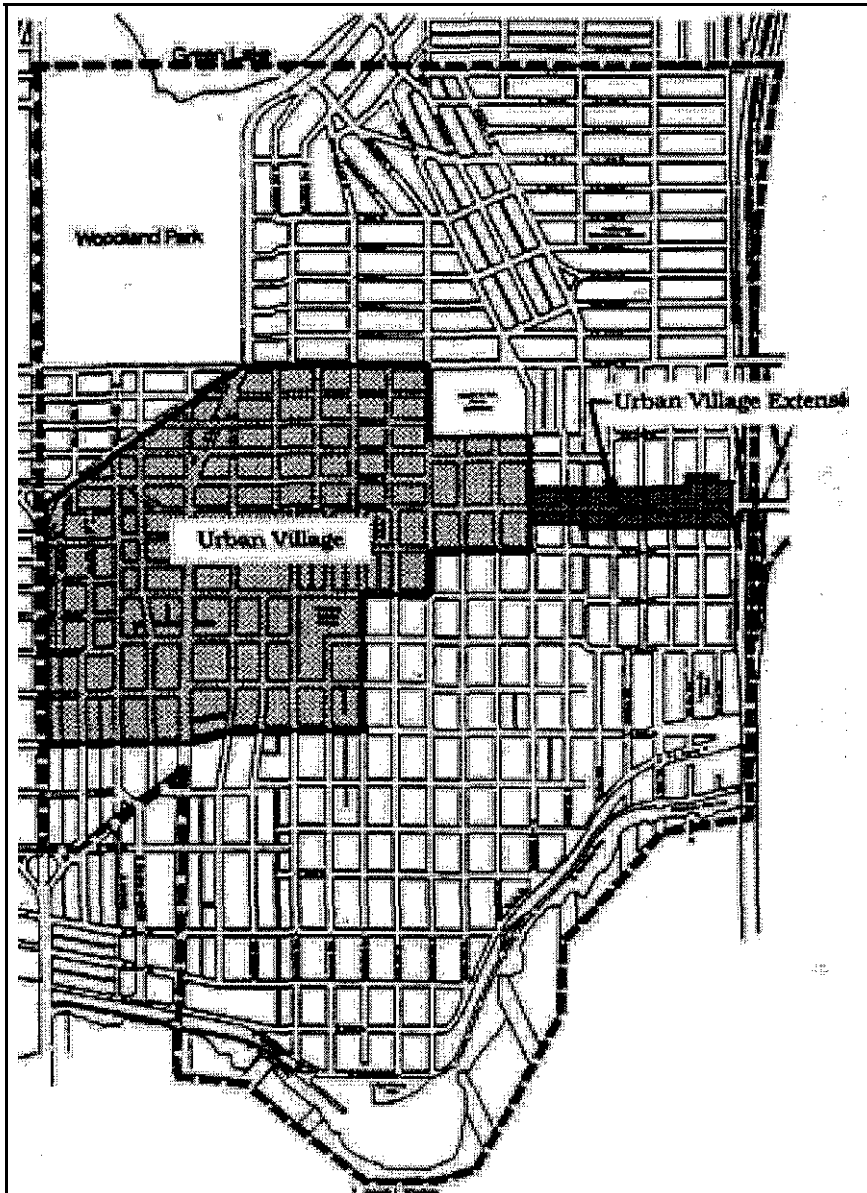


Figure IV-1: Wallingford Urban Village Boundary, as initially proposed in the Comprehensive Plan

some capacity for growth. The 45th Street and Stone Way corridors comprise much of the area included within the proposed boundaries of Wallingford's Residential Urban Village.

Most of Wallingford is comprised of architecturally attractive single-family homes, which are experiencing "escalating sales prices (and property taxes) due to the increasing desirability of Wallingford as a place to live. This includes almost all the area outside of the Residential Urban Village. The Comprehensive Plan specifically addresses such areas:



"Allow limited amounts of development . . . outside . . . urban villages to maintain the general intensity of development that already characterizes these areas, and to direct the . . . growth to village and center locations?" (Land Use Goal G28)

Areas outside of the village are intended to remain low density, primarily residential areas, and single family areas should continue to be protected except where otherwise determined through neighborhood planning.

In the Comprehensive Plan, designation as a Residential Urban Village is accompanied by a growth planning estimate. This estimate suggests the amount of household growth which the designated area is expected to absorb as its portion of the City's growth

Figure IV-2: Recommended Urban Village Boundary over the next 15 to 20 Years.

When the neighborhood plan

is adopted, the planning estimate becomes a growth target.

In March 1996, City data indicated that, under existing zoning, the capacity for housing growth within the proposed Residential Urban Village boundaries was 495 units, providing sufficient capacity within the Village to meet the planning estimate. In addition, City records reviewed in March 1997 showed that permits for 218 new housing units had been issued for projects within the proposed boundaries since January 1994. Most, if not all, of this new construction has since been completed. Clearly, the number of housing units built since the Comprehensive Plan was adopted already exceeds the planning estimate. For these reasons, no change in Wallingford's existing neighborhood zoning is required to meet growth estimates proposed by the City. However, a concerted effort maybe needed to meet concurrency requirements.

GROWTH PLANNING ESTIMATE FOR THE PROPOSED WALLINGFORD RESIDENTIAL URBAN VILLAGE	
Land Area:	245 Acres in Proposed Urban village
Existing Households (1990):	1,973 (8.1 Households/Acre)
Planning Estimate	200 Additional Households
Households by 2010	2,173 Households (8.9 Households/Acre)

A basic philosophy of Seattle's Comprehensive Plan is to guide growth to areas where capacity exists. Expended services and capital improvements should accompany this growth in order to better support it when it occurs. A "reasonable effort" must be made to provide "services, facilities and incentives to accommodate the targeted growth." Thus, the creation of the Residential Urban Village is intended to focus public investment where it will best support the housing growth.

## Urban Village Goals and Policies

The Wallingford Plan recommends the following policies related to the Urban Village designation and the City's action related to the designation.

### UV-1: Urban Village Boundaries

Neighborhoods have been offered the opportunity to modify the proposed boundaries through the neighborhood planning process. If modifications are not recommended by the neighborhood, the boundaries proposed in the Comprehensive Plan are adopted by default.

The Wallingford community has elected to modify its boundaries

**1.1: The neighborhood plan recommends ratifying the Residential Urban Village boundaries proposed by the City of Seattle in the 1994 Comprehensive Plan with two exceptions:**

**1.1.1: Extend the eastern portion of the Urban Village along 45th Street to the freeway. The border of this eastward extension should coincide exactly with the edge of commercial and immediately adjacent lowrise zones along 45th Street and should not intrude into single-family zones ( Figure IV -2).**

**1.1.2 Wallingford proposes these boundaries with the understanding that they maybe modified with the adoption of the Fremont Neighborhood Plan, particularly in the area**

west of Stone Way and south of North 45th Street. If the Fremont Plan, once developed, incorporates goals and policies for this area that are the same as, or complimentary to, Wallingford's goals and policies, Wallingford would prefer to share this area with Fremont. If the citizens of this area identify different goals for portions of this area through the Fremont planning process, Wallingford would support redrawing the boundaries of the two villages to reflect these differences.

## UV-2: Land Use Changes

Some land use rules that apply only inside urban villages only come into effect after an urban village boundary has been established through neighborhood planning.

Normally in Seattle, single family areas may not be rezoned unless the applicant can demonstrate that the area to be rezoned does not meet the criteria for single family designation. However, single family areas within the urban village may be upzoned to RSL, RSL-T, LDT, LI, NC1-30/L1, NC2-30/L1, NC3-30/L1, L1-RC if the single family areas meet certain conditions (chiefly

that they be within a certain distance of a designated principle commercial street of the village; see Section 23.34.010 of the Land Use Code).

Use of the RSL, RSL-T, LDT and L1 zones to upzone existing single family areas is restricted to properties within the urban village boundaries. Also, the NC2/R, NC3/R and MR zones may only be used within urban village boundaries (see Sections 23.34.024, 23.34.077, and 23.34.079 of the Land Use "Code).

Finally, the locational criteria for some lowrise zones can be interpreted more loosely within villages (see for example L3 criteria at 23.34.020; and L4 criteria at 23.34.022)

As noted above, analysis shows there is adequate zoned development capacity now within Wallingford to absorb many more housing units than are included in Wallingford's housing target; additional capacity is not required and could be detrimental to the neighborhood. Also, recent construction in

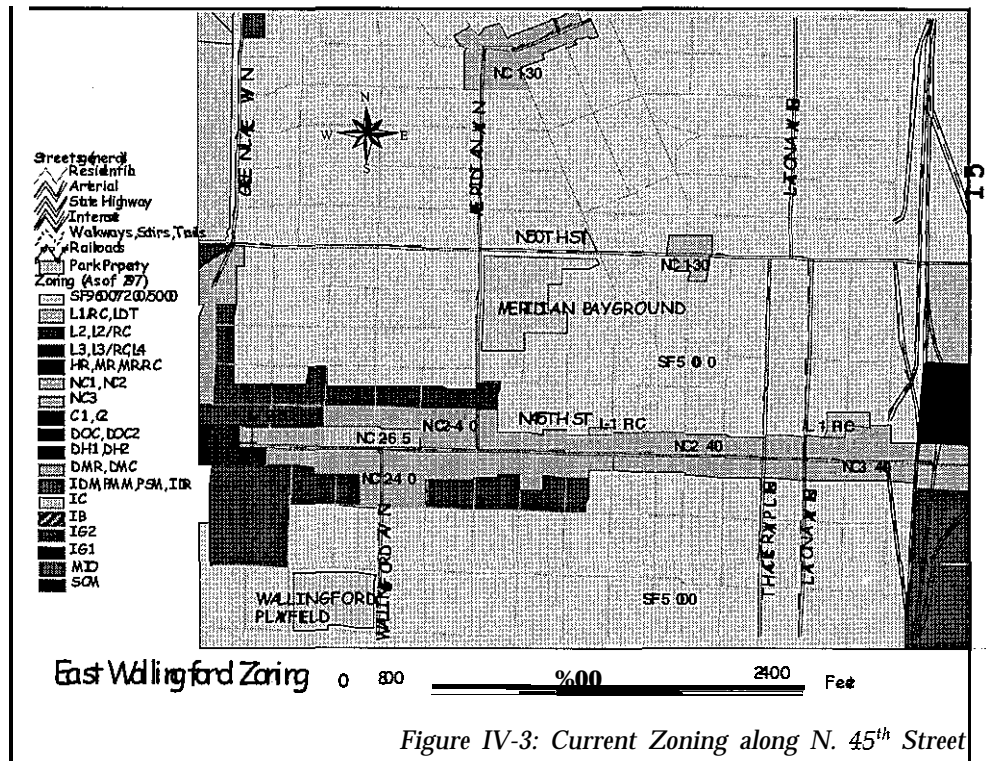


Figure IV-3: Current Zoning along N. 45<sup>th</sup> Street

**commercial zones suggests that the City may have been greatly underestimated existing capacity. Because of these factors, the following policies are adopted for the purpose of guiding future development in Wallingford:**

- 2.1: No changes to zoning, or relaxation of current development standards, should be instituted inside or outside the Residential Urban Village Boundary except as proposed below.**
- 2.2 Protect the Character and the Integrity of the Existing Single Family Areas.**
- 2.2.1: It is the intent of the Neighborhood Plan that the City not up zone areas within the Wallingford Planning Area which are currently zoned SF (Single Family) whether inside or outside of the proposed Residential Urban Village.**
- 2.2.2 It is the intent of the Neighborhood Plan that the City not change the current development standards for SF (Single Family) zones whether inside or outside the Residential Urban Village. Leave the present regulations regarding SF zones as they are now.**
- 2.3 Discourage single purpose residential structures in the key business district along 45th Street in NC (Neighborhood Commercial) and C (Commercial) zones. Incentives should not be provided in these areas for developing housing only.**
- 2.4: Two specific Land Use changes should be considered in the future.**

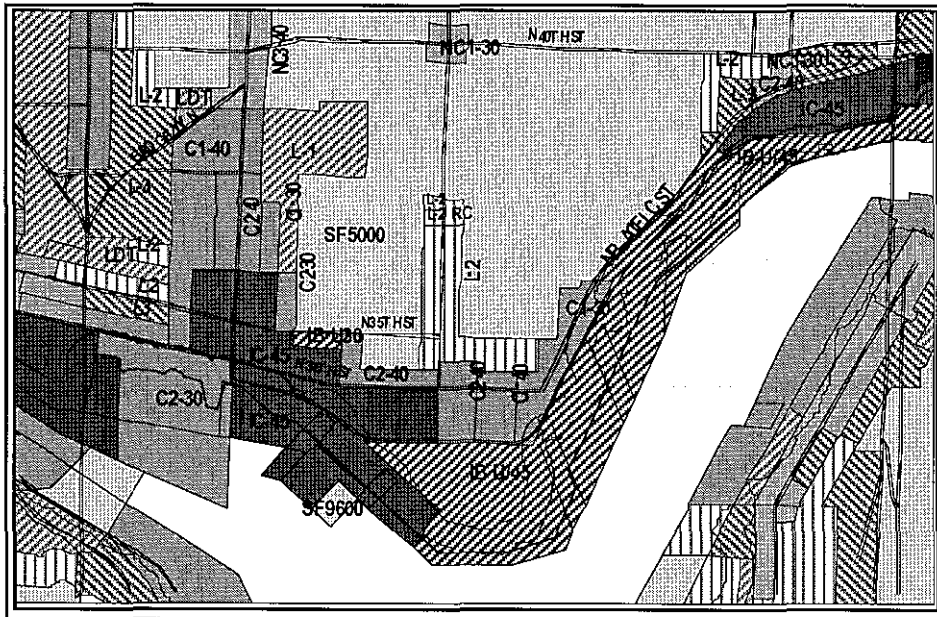


Figure IV-4: Current Zoning, South Wallingford

- 2.4.1:** *In order to develop more ownership options, some areas currently zoned Lowrise 2 may be considered for rezone to RSL (Residential Small Lot).*
- 2.4.2** *In order to reduce the impact of anticipated growth on adjacent areas, the community may wish to reconsider the zoning along Stone Way between 40th and 45th Streets, possibly*

downzoning areas currently zoned NC2-40 (Neighborhood Commercial 2 with a 40 foot height limit) to NC2-30 (Neighborhood Commercial 2 with a 30 foot height limit

- 2.2.1 No upzone of areas within the Wallingford Planning Area which are currently zoned single family (i.e., with SF as prefix to designation, such as SF5000) whether inside or outside of the proposed Urban Village throughout the term of the current plan (i.e., at least until 2014).**

### UV-3: Design Review

The Wallingford neighborhood has capacity and demand for many more housing units in its Commercial, Neighborhood Commercial, and Lowrise zones. Since growth is likely to continue beyond targeted levels, Wallingford would like to provide guidance for those who wish to develop housing in these locations and encourage them to meet community standards for design.



Figure IV-5

Developers may find that developing in areas where the community has discussed project level design guidelines will be more predictable and affordable. In addition, the business community has articulated a need for design guidelines to preserve the special character of the shopping district (see Business Health).

- 3.1: Develop general design guidelines for all multifamily and commercial zones in Wallingford, with site specific guidelines for some key lots. An incentive maybe offered to developers who want to apply within these guidelines, such as the ability to step directly to the "second" design review meeting that would otherwise likely be required, reducing costs and possibly some delays. Other aspects of the design review process, including the ability to ask for departures, would still apply.**

#### Steps:

- Obtain services of a design professional or planner to assist the community in developing general guidelines.
- Conduct a visual preference survey among key stakeholder groups.
- Develop guidelines for neighborhood commercial and multi-family areas in Wallingford's Residential Urban Village,
- Identify key properties likely to be developed with housing, including mixed use proposals, and likely to set a substantial precedent for design of new projects in these corridors.
- Develop site-specific guidelines for key properties using DCLU processes (with costs covered by City).
- Establish a review process that strongly involves the neighborhood and that identifies those who will review projects on behalf of the neighborhood.
- Assemble Wallingford guidelines for adoption by City Council.

General guidelines would apply to all projects in Wallingford in the normal review process. A developer with a project to be located on a key site would not be required to present the proposal at the normal initial pre-design meeting if plans address the guidelines for the site. The developer would still be required to present to the second meeting. Developers would have the option of asking for departures, though such requests might make it necessary to present to more than one meeting. The neighborhood would find ways to assist businesses that want to make changes to existing buildings in order to comport more closely with the general guidelines.

- 3.2 Require design review for all multi-family and commercial development as well as projects located in the RSL zone (should such a zone be adopted in Wallingford in the future). Single family houses and industrial development will not be included in the design review program.**

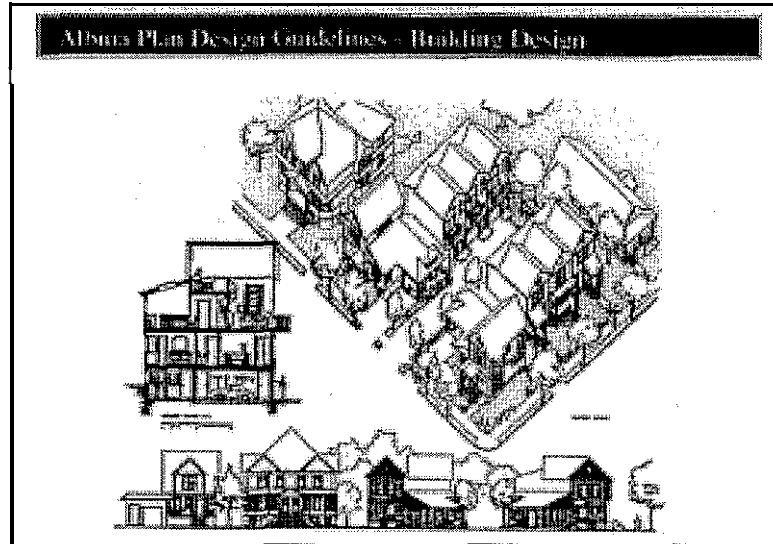


Figure IV-6: Design Review helps new projects fit into the neighborhood

#### UV-4: Open Space

In order to meet Comprehensive Plan goals, there should be one acre of village open space per 1,000 households in Wallingford Residential Urban Village (i.e., 2.17 acres of open space). Village open space is a dedicated open space of at least 10,000 square feet that is publicly accessible and usable for recreation and social activities.

All moderate density areas in the Wallingford Urban Village should be within 1/8 mile of a village open space that is between 1/4 and 1 acre in size, or within 1/4 mile of a village open space that is larger than 1 acre. All low density areas in the Wallingford Urban Village should be within 1/4 mile of a village open space.

There should be one facility for indoor public assembly in the Residential Urban Village and there should be one dedicated community garden in the Residential Urban Village.

Finally, the entire Wallingford neighborhood should be served by one acre of "breathing room open space" for each 100 residents and 1/4 to 1/2 acre of "usable open space" within 1/4 to 1/2 mile of every resident.

It is clear that, using these criteria, there is a lack of open space serving the residents of the Residential Urban Village along the central portion of its western edge. Two proposals were considered to address this issue:

**4.1: Close one block of Woodland Park Avenue and redevelop as a community garden with some limited open space; or**

**4.2: Develop open space at the northwest corner of the Lincoln Site. This would serve about half of the neglected area.**

**The eastern most portion of the Residential Urban Village extension also fails to meet the criteria.**

**The Wallingford Residential Urban Village is served largely by open spaces that are outside the Residential Urban Village boundaries, and which serve an area larger than the Village itself. Future analysis in cooperation with the City and additional surveying needs to be done before an approach to Urban Village open space can be finalized. In addition, it is not clear that portions of the Wallingford Planning Area not included within the Residential Urban Village boundaries are adequately served, and a more thorough review of open space policy and availability throughout the entire neighborhood needs to be undertaken.**

#### **UV-5. Ensure Concurrency**

**The Wallingford Neighborhood Plan is intended to guide the City in making a “reasonable effort” to provide “services, facilities and incentives to accommodate the targeted growth required by the Comprehensive Plan. In addition to the specific recommendations occurring elsewhere in the neighborhood plan, the following policies are proposed**

**5.1: Make infrastructure maintenance within the Residential Urban Village a higher priority than for areas outside the Residential Urban Village. In addition, heavily shared facilities should have priority for maintenance over facilities not as heavily shared.**

**5.2 Require developers to pay fees to support the provision of amenities. Fees should be collected throughout the City; however, the money should be held in escrow, and then only used for projects in the neighborhood that bears the impacts.**



